

Name of the Issue:	Mindspace Business Parks REIT
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1 Type of Issue (IPO/FPO)	REIT IPO
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2 Issue Size (INRmn)*	45,000.00
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*Source: Final Offer Document 03-Aug-2020

3 Grade of Issue alongwith name of the rating agency	
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Name	Not Applicable
Grade	Not Applicable

4 Subscription Level (Number of times)	12.86*
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Source: Basis of Allotment
 *excluding anchor and stratic investor portion and after removing multiple/duplicate bids and technical rejections

5 QIB Holding (as a % of outstanding capital) as disclosed to stock exchanges
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Particulars	%
(i) Allotment in the Issue ⁽¹⁾	22.42%
(ii) at the end of 1st Quarter immediately after the listing	29.00%
(iii) at the end of 1st FY (March 31, 2021)*	Not available
(iv) at the end of 2nd FY (March 31, 2022)*	Not available
(v) at the end of 3rd FY (March 31, 2023)*	Not available

*QIB Holding not disclosed as reporting for the relevant fiscal year has not been completed.

(1) Source: Basis of Allotment. It excludes pre-issue holding by QIBs and includes allotment to Anchor Investors.

6 Financials of the Issuer

Parameters	(Rs. In million)		
	1st FY (March 31, 2021)*	2nd FY (March 31, 2022)*	3rd FY (March 31, 2023)*
Revenue from Operations	Not available	Not available	Not available
Net Profit for the period	Not available	Not available	Not available
Paid-up equity share capital	Not available	Not available	Not available
Reserves excluding revaluation reserves	Not available	Not available	Not available

* Financials not disclosed as reporting for the relevant fiscal years has not been completed.

7 Trading Status in the scrip of the Issuer
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Company's Equity Shares are listed on both the BSE Limited and the National Stock Exchange of India Limited.
 The Shares have not been suspended or delisted.

Particulars	Status
(i) at the end of 1st FY (March 31, 2021)*	Not available
(ii) at the end of 2nd FY (March 31, 2022)*	Not available
(iii) at the end of 3rd FY (March 31, 2023)*	Not available

* Trading status not disclosed as the relevant fiscal years have not been completed.

8 Change in Directors of Issuer from the disclosures in the offer document

Particulars	Name of the Director	Appointed / Resigned
(i) at the end of 1st FY (March 31, 2021)*	Not Available	Not Available
(ii) at the end of 2nd FY (March 31, 2022)*	Not Available	Not Available
(iii) at the end of 3rd FY (March 31, 2023)*	Not Available	Not Available

* Changes in Directors not updated as the relevant fiscal years have not been completed

9 Status of implementation of project/ commencement of commercial production

(i) Details of Estimated Schedule of Implementation of Projects forming part of the Objects of the Issue as per Prospectus	Not applicable
(ii) Actual implementation	Not applicable
(iii) Reasons for delay in implementation, if any	Not applicable

10 Status of utilization of Issue proceeds

(i) as disclosed in the offer document

Item	Amount (Rs. Mn)
Partial or full pre-payment or scheduled repayment of certain debt facilities of the Asset SPVs availed from banks/financial institutions (including any accrued interest and any applicable penalties/ premium)	9,000.00
Purchase of NCRPS of MBPPL	334.00
General purposes	348.00
Total	9,682.00

(ii) Actual utilization

Item	Amount (Rs. Mn)
Partial or full pre-payment or scheduled repayment of certain debt facilities of the Asset SPVs availed from banks/financial institutions (including any accrued interest and any applicable penalties/ premium)	NA
Purchase of NCRPS of MBPPL	NA
General purposes	NA
Total	0.00

(iii) Reasons for deviation, if any Not applicable

11 Comments of monitoring agency, if applicable

(a) Comments on use of funds	None as on the date of update
(b) Comments on deviation, if any, in the use of proceeds of the issue from the objects stated in the offer document	
(c) Any other reservations expressed by the monitoring agency about the end use of funds	

12 Pricing Data

Issue Price (Rs.): 275
 Designated Stock Exchange: NSE
 Listing Date: 7-Aug-20

Price parameters	At close of listing day (Aug 07, 2020)	At close of 30th calendar day from listing day (Sep 06, 2020) ⁽¹⁾	At close of 90th calendar day from listing day (Nov 05, 2020) ⁽²⁾	As at the end of 1st FY after the listing of the issue (March 31, 2021) ⁽²⁾⁽³⁾			As at the end of 2nd FY after the listing of the issue (March 31, 2022) ⁽³⁾⁽⁴⁾			As at the end of 3rd FY after the listing of the issue (March 31, 2023) ⁽³⁾⁽⁴⁾		
				Closing price	High (during the FY)	Low (during the FY)	Closing price	High (during the FY)	Low (during the FY)	Closing price	High (during the FY)	Low (during the FY)
Market Price on NSE	303.70	305.0	Not Available	Not Available	Not Available	Not Available	Not Available	Not Available	Not Available	Not Available	Not Available	Not Available
Nifty 50	11,214.05	11,355.1	Not Available	Not Available	Not Available	Not Available	Not Available	Not Available	Not Available	Not Available	Not Available	Not Available

Note:

(1) 30th calendar day has been taken as listing date plus 29 calendar days. Where the 30th day is a holiday the immediately following trading day has been considered

(2) 90th calendar day has been taken as listing date plus 89 calendar days. Where the 90th day is a holiday the immediately following trading day has been considered

(3) High and Low based on closing prices

(4) Pricing data not disclosed as the relevant fiscal year has not completed

Source: NSE

13 Basis for Issue Price

Accounting ratio	As disclosed in the offer document*	At the end of 1st FY (March 31, 2021)	At the end of 2nd FY (March 31, 2022)**	At the end of 3rd FY (March 31, 2023)**
Premium / (Discount to NAV) % (Calculated as Unit Price / NAV -1)	Issuer: -16.10%	Not Available	Not Available	Not Available
	Peer Group (Embassy Office Parks REIT): -8.54%	Not Available	Not Available	Not Available

Notes:

* Sourced from the Final Offer Document dated August 3, 2020. (Source: NSE)

** Information not provided as the relevant fiscal years have not completed

14 Any other material information

Information	Date
Intimation Regarding Creation Of Encumbrance Over Units Held By 'BREP Asia SG Pearl Holding (NQ) Pte. Ltd.'	21-Aug-20

Source: Stock Exchange Filings

For further information please refer www.nseindia.com and www.bseindia.com

All the above information has been updated till September 30, 2020 unless indicated otherwise